

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:
JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
WLWS #00931.36998

GRANTOR(S) ADDRESS:
10355 Holly Springs Road
Hernando, MS 38632
Phone: 901-508-6207

GRANTEE(S) ADDRESS:
5192 Mary Lane North
Olive Branch, MS 38654
Phone: 901 493-2677
Phone: 901 674-5082

INDEXING INSTRUCTIONS: Lot 69, Fifth Addition, Cedar Crest Subdivision, situated in Section 3, Township 2 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 100, Pages 22-25.

**DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC,
a Mississippi limited liability company**

TO:

**MICHAEL POWELL and wife,
LACRESSHA POWELL**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable considerations, the receipt of all of which is hereby acknowledged, **DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC**, a Mississippi limited liability company, does hereby sell, convey and warrant unto **MICHAEL POWELL** and wife, **LACRESSHA POWELL**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in Olive Branch, DeSoto County, Mississippi, described as follows, to wit:

Lot 69, Fifth Addition, Cedar Crest Subdivision, situated in Section 3, Township 2 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 100, Pages 22-25, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, Mississippi, easements as shown on plat of record, and Restrictive

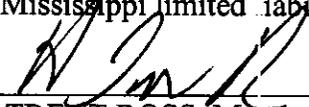
Covenants for Cedar Grove Subdivision, Fifth Addition, as recorded in Book 547, Page 441, Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi. This conveyance is further subject to a Right of Way Easement to Town of Olive Branch recorded in Book 100, Page 386; Utility Easements to City of Olive Branch recorded in Book 225, Page 271 and Book 492, Page 177; a Right of Way to Cumberland Telephone & Telegraph Co., Inc. recorded in Power of Attorney Book 3, Page 24; and a Right of Way to Northcentral Mississippi Electric Power Association recorded in Book 600, Page 21, all in the Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The Grantees herein acknowledge and covenant that it is the responsibility of the Grantees to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantees acknowledge and agree that Grantor is not responsible for any damages which hereafter may be suffered by Grantees or other property owners or parties as a result of site preparation work carried out by Grantees and their subcontractors and Grantees agree to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

It is agreed and understood that taxes for the year 2011 shall be prorated and assumed by the Grantees herein and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 25th day of March, 2011.

DISTINCTIVE PROPERTIES BY TRENT ROSS,
LLC, a Mississippi limited liability company

BY: 
H. TRENT ROSS, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 25th day of March, 2011, within my jurisdiction, the within named H. TRENT ROSS, who acknowledged that he is a Member of DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.


NOTARY PUBLIC

My Commission Expires: 7-19-11

